

CITY OF WHITEWATER
PLAN AND ARCHITECTURAL REVIEW COMMISSION
Whitewater Municipal Building Community Room
February 9, 2015

**ABSTRACTS/SYNOPSIS OF THE ESSENTIAL ELEMENTS OF THE OFFICIAL
ACTIONS OF THE PLAN AND ARCHITECTURAL REVIEW COMMISSION**

Call to order and roll call.

Chairperson Meyer called the meeting of the Plan and Architectural Review Commission to order at 6:30 p.m.

Present: Greg Meyer, Bruce Parker, Lynn Binnie, Kristine Zaballos, Sherry Stanek, John Tanis (Alternate). Absent: Daniel Comfort, Tom Hinspater. Others: Wallace McDonell (City Attorney), Chris Munz-Pritchard (City Planner).

Hearing of Citizen Comments. There were no comments.

Approval of the Plan Commission Minutes. Moved by Binnie and seconded by Parker to approve the minutes of December 2, 2014 and December 30, 2014. Motion approved by unanimous voice vote.

Public hearing for a conditional use permit (tavern and other places selling alcohol by the drink) for Ramon Rocha, (Agent), to serve beer and liquor by the bottle or glass at 292 S. Wisconsin Street, the American Legion Post 173 (for a "Class B" Beer and Liquor License). City Planner Chris Munz-Pritchard explained that a conditional use permit is required when there is a change in ownership of a business in order to serve beer and liquor by the bottle or glass (for an alcohol license). Ramon Rocha has been to the Alcohol Licensing Committee and the City Council on January 20, 2015.

Ramon Rocha explained that he was very excited about opening this new business. He stated that every contract signed will include security. There will be two security personnel on site at all times. He already has six people lined up to do this work. If he needs more than two for an event, he has them available. Rocha is requesting hours of operation to be Thursday, Friday, Saturday and Sunday from 4:00 p.m. until close. He says he will serve the last drinks at 1:00 a.m. If an event would be scheduled on any other day, he would like the same time frame for those days.

Chairperson Meyer opened the hearing for public comment. There was no public comment. Chairperson Meyer closed the public comment.

Ricardo Rocha, the applicant's brother, asked if drinks would be allowed outside the building on the decks. Bruce Parker stated that the Legion has always been able to have alcohol on the decks.

City Attorney McDonell stated that they would need to check on the license application to see what is included for the area to be serviced. He did not think it would be a problem to add the decks if they were not already on the license.

Moved by Tanis and seconded by Stanek to approve the conditional use permit with the conditions of: having security on site at all times; the license goes with the business owner and

not the land, if there is any change in ownership, a new conditional use permit would be required. The Plan Commission agrees to allow drinks on the decks if included in the liquor license. Aye: Meyer, Binnie, Parker, Zaballos, Stanek, Tanis. No: None. Motion approved.

Information Items:

- a. Possible future agenda items. City Planner Munz-Pritchard explained that she has been working on the proposed changes to the parking ordinances and will send copies to the Plan Commission within 2 weeks. If the Plan Commission has any issues or any small changes, they were asked to call to discuss. City Attorney McDonell stated that the proposed changes will come back to the Plan Commission as a public hearing before they go to the City Council for their decision.

Plan Commission Member Tanis asked about any changes being made for accessory garages in street yard areas. City Planner Munz-Pritchard stated that the proposed change is that the property must have over 1 acre of land in the street yard in order to have an accessory structure there. This would do away with having to go to the Board of Zoning Appeals for a variance. A conditional use for an accessory structure more than 800 square feet would still be required.

- b. Next regular Plan Commission Meeting – March 9, 2015. City Planner Munz-Pritchard stated that a certified survey map had been submitted and a request for an overlay zoning.

Moved by Tanis and seconded by Stanek to adjourn. The motion was approved by unanimous voice vote. The meeting adjourned at approximately 6:45 p.m.

Chairperson Greg Meyer